

Agenda

- Building and Site Design
 - Cross – Site Pedestrian Circulation
 - Pedestrian connector to Pavilion Park
 - Site – Outdoor amenity space
 - Revised Pavilion park
 - Revised main entry courtyard
 - Revised rear seating / outdoor space at retaining wall
 - Building Design Updates
 - Site circulation and parking
 - Building typical floors
 - Updated roof plans / outdoor patio area
 - Updated building elevations and massing refinement
- Sustainability Overview
- Conclusion

Original Site Master Plan

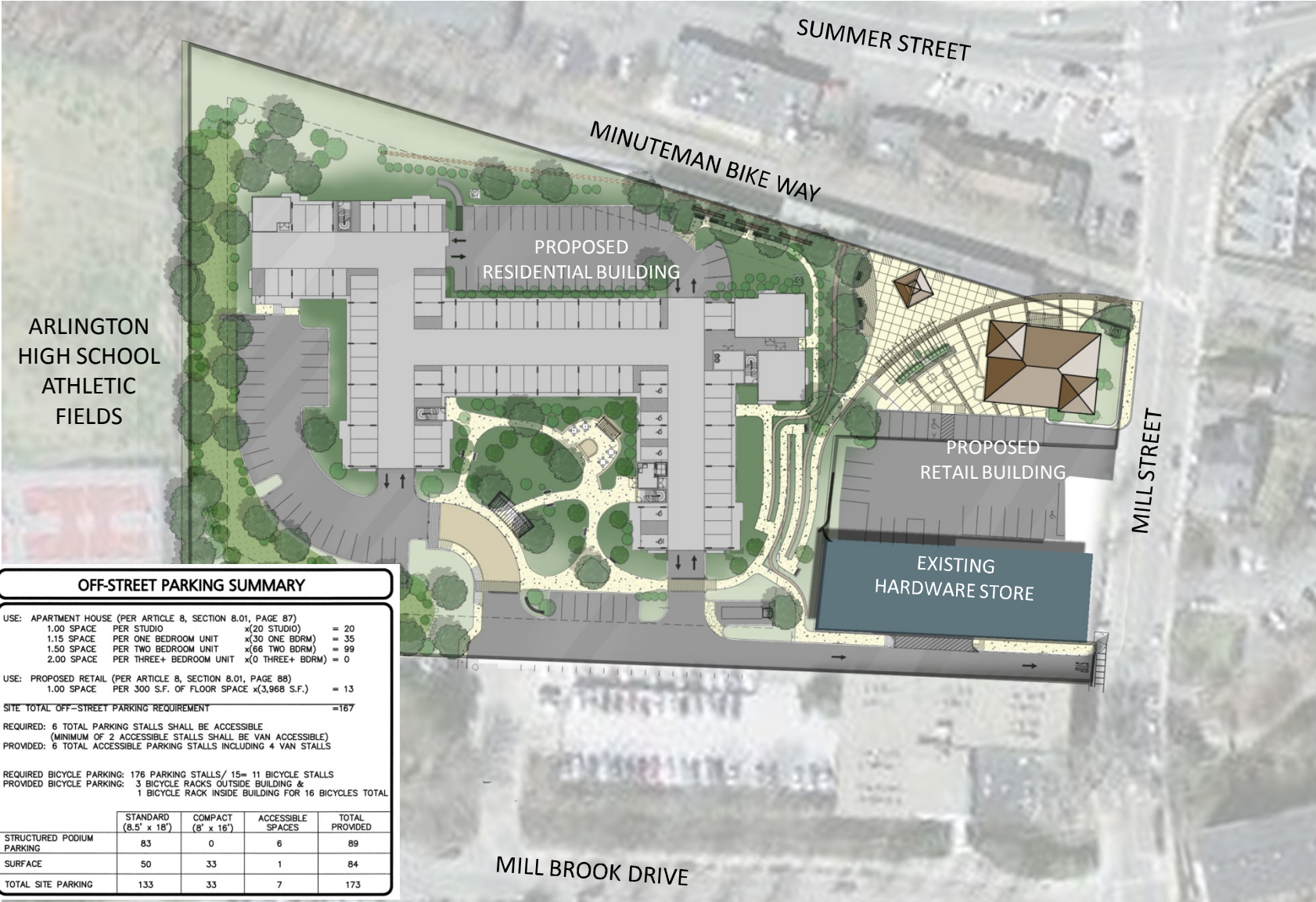


DESIGN OVERVIEW

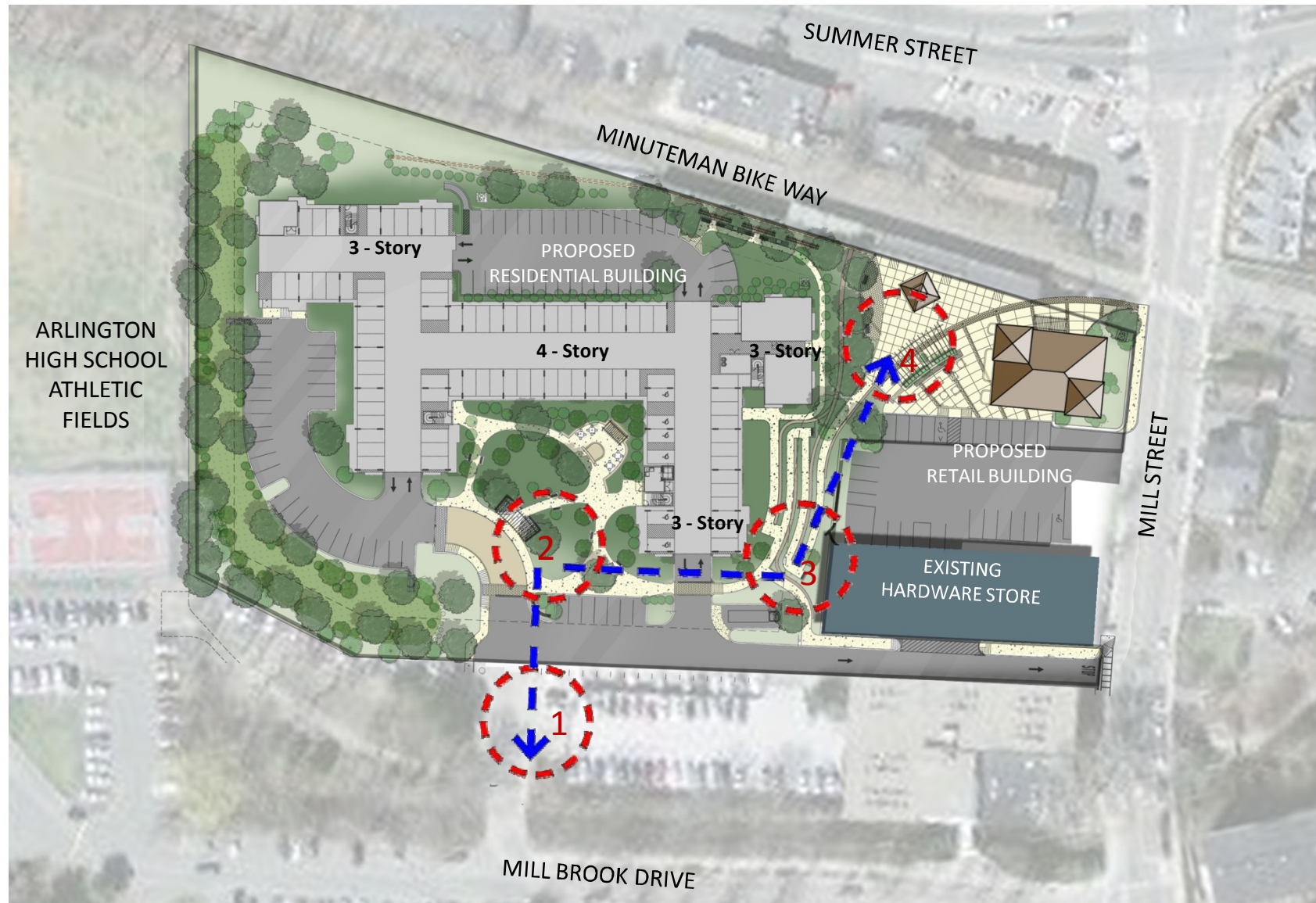
Revised Site Master Plan



Revised Site Master Plan

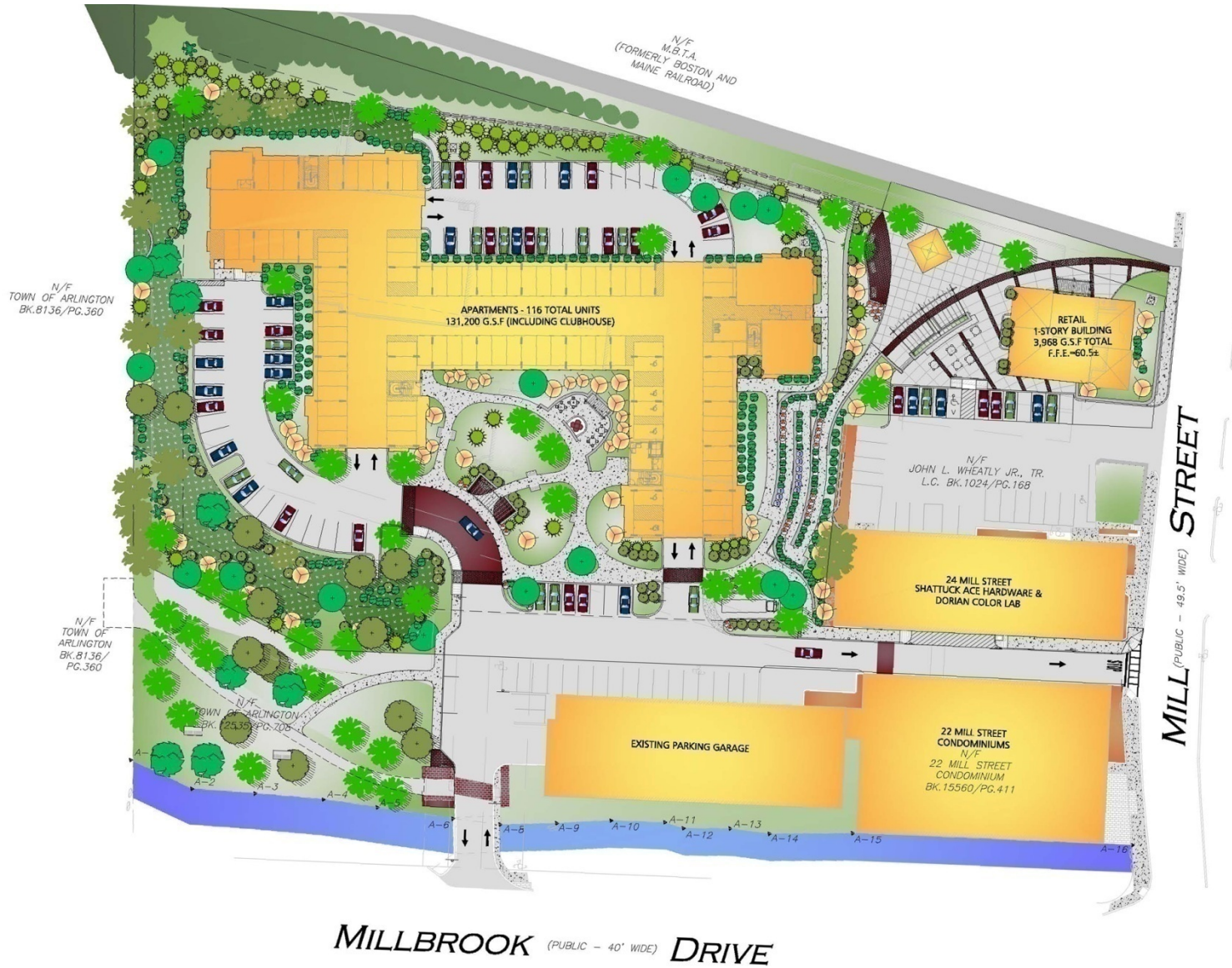


Revised Site Master Plan



DESIGN OVERVIEW

Site Circulation



Site Circulation – Updated Area 2

Main Entry Courtyard



- Provides direct connection for residents and visitors to Building Entry
- Entry pergola with stone seating wall
- Pathways with integrated seating

Site Circulation – Updated Area 3

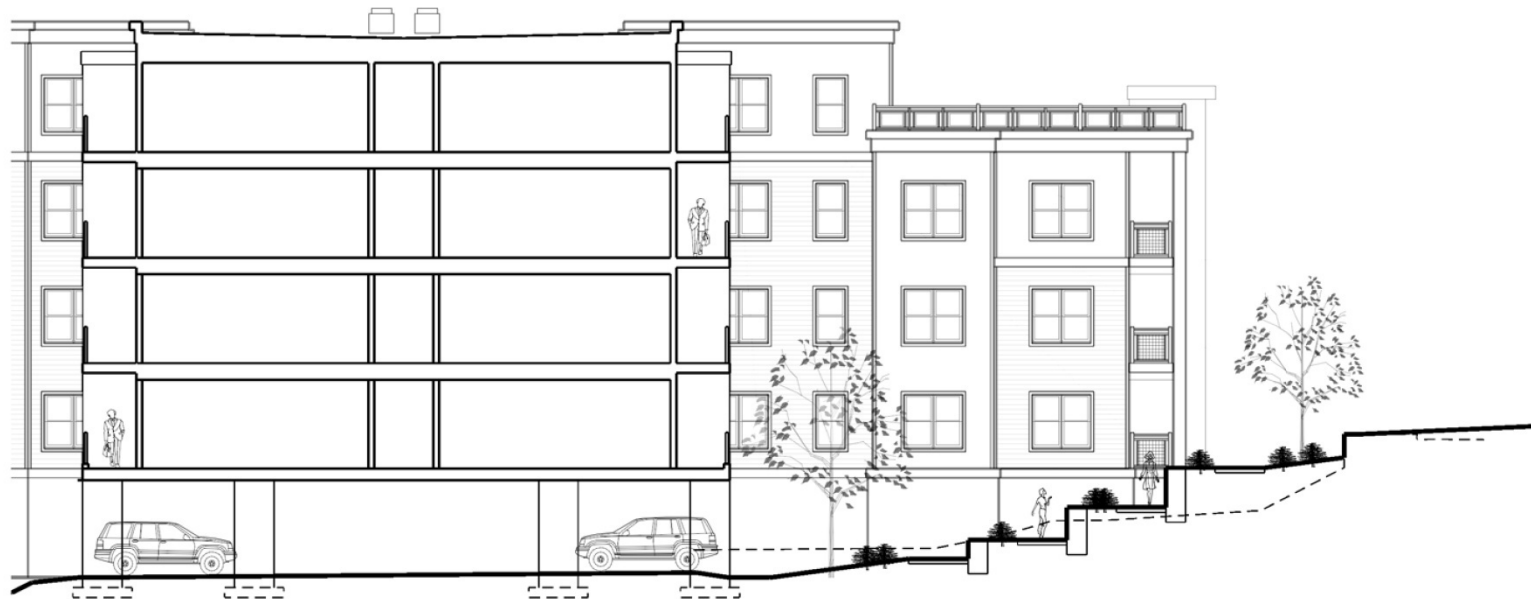
Pedestrian Connection



- Switchback ramp with integrated planting beds
- Seating areas provided along ramp
- New sidewalks with direct access to resident bike storage
- ADA compliant slope (4.5%)
- Landscaped truck pull off for Move-in and delivery

Site Circulation – Updated Area 3

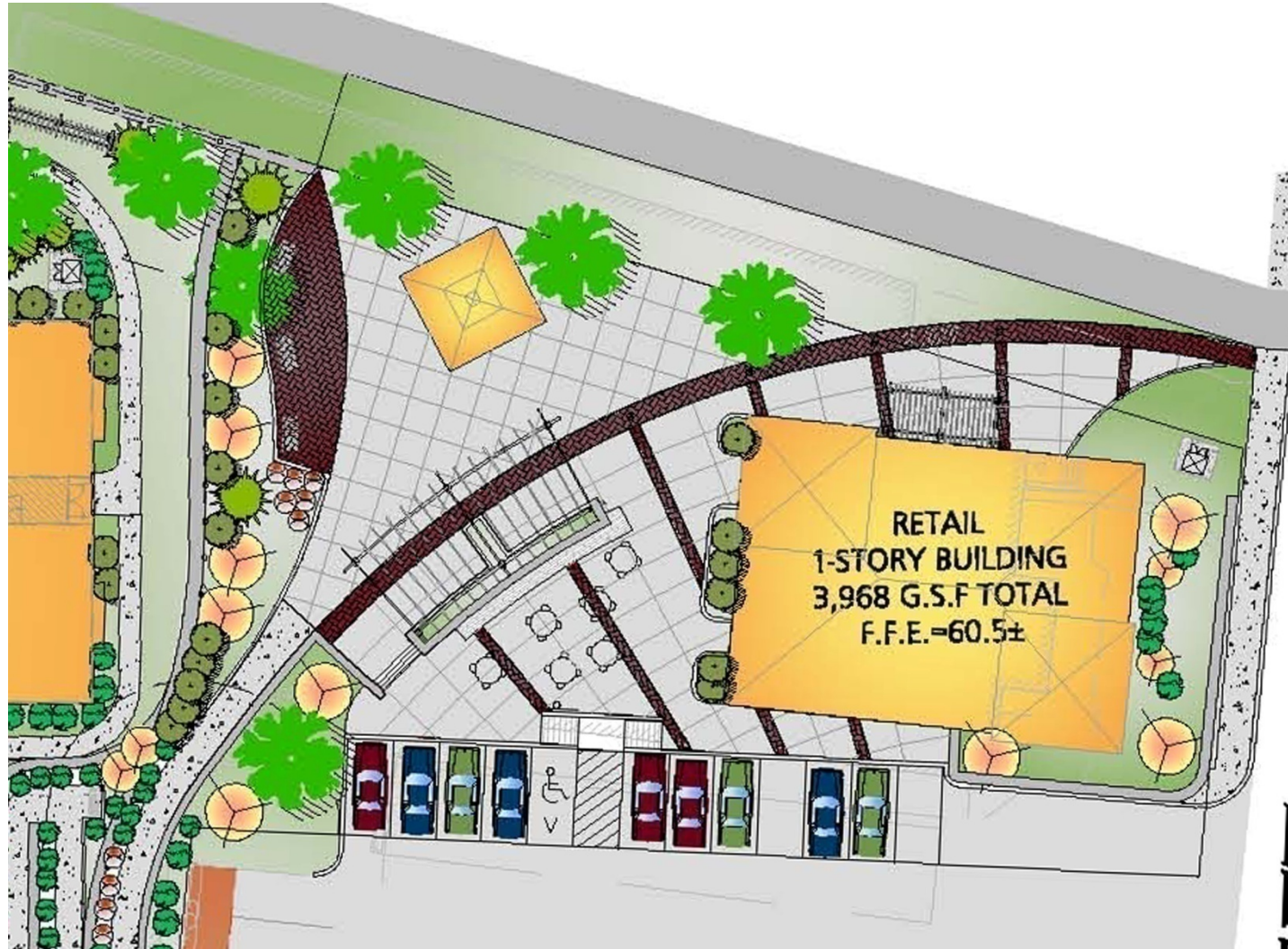
Section through Pedestrian Connection



DESIGN OVERVIEW

Site Circulation – Updated Area 4

Pavilion Park



- Shaded seating area
- Retaining wall integrated into Bike Storage pergola
- Raised outdoor seating area

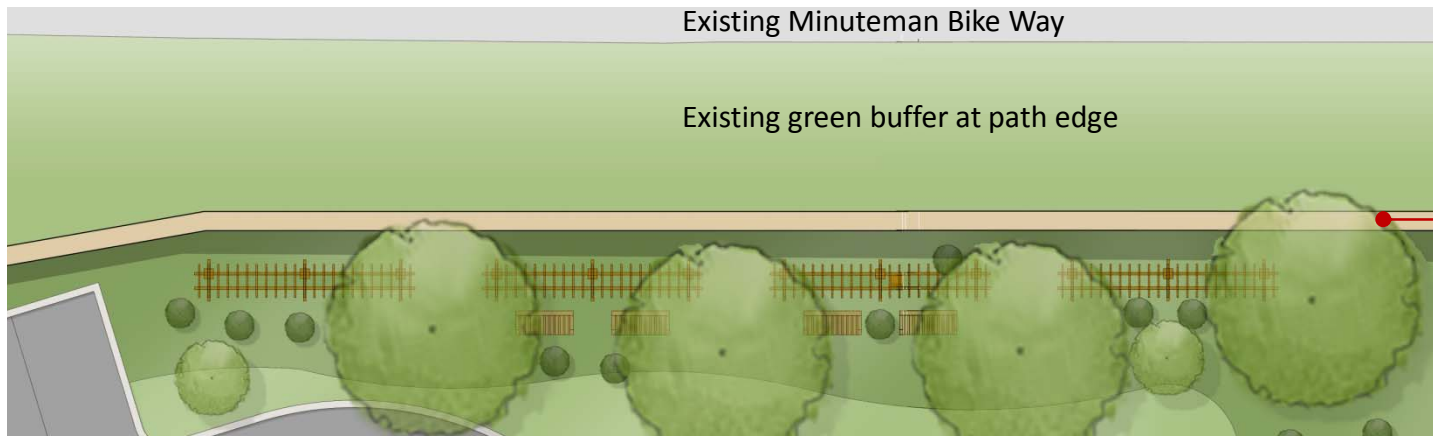
DESIGN OVERVIEW

Retaining Wall Elevation with Site Plan



Retaining Wall

Proposed Elevation



Retaining Wall

Proposed Plan

DESIGN OVERVIEW

Retaining Wall Elevation



Elevation of Bike Path

Proposed fence at wall /
integrated with landscape

Existing retaining wall with
new stucco finish

Free standing pergola at wall
face to provide shade, texture
and focal point

Integrated benches and
landscaped area at pergola

DESIGN OVERVIEW

Site Circulation – Updated Area 4

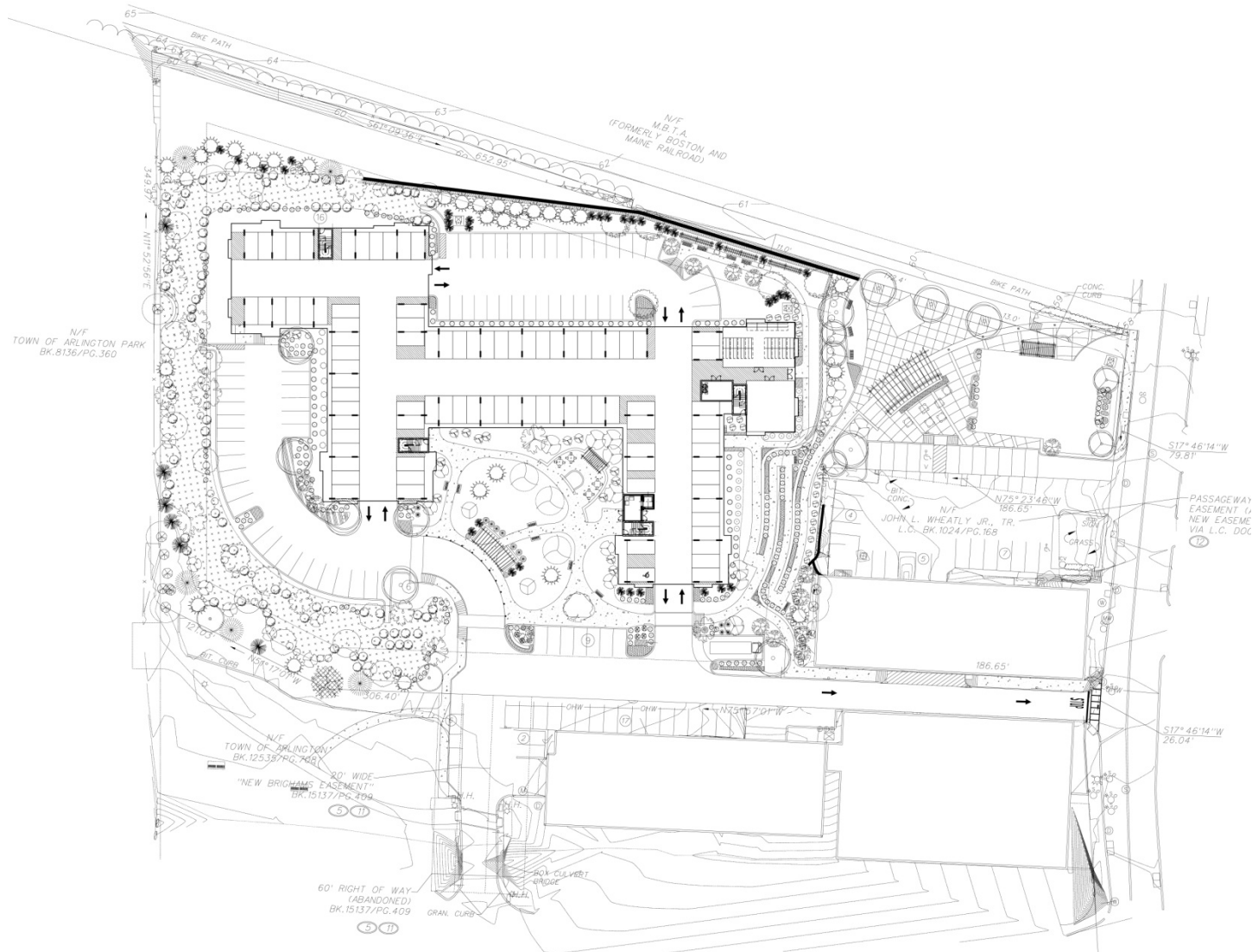
Pavilion Park



- New sidewalks provide direct access for residents
- Shaded seating areas along retaining wall

Updated Building Plans

New Proposed Site Plan



DESIGN OVERVIEW

Updated Building Plans

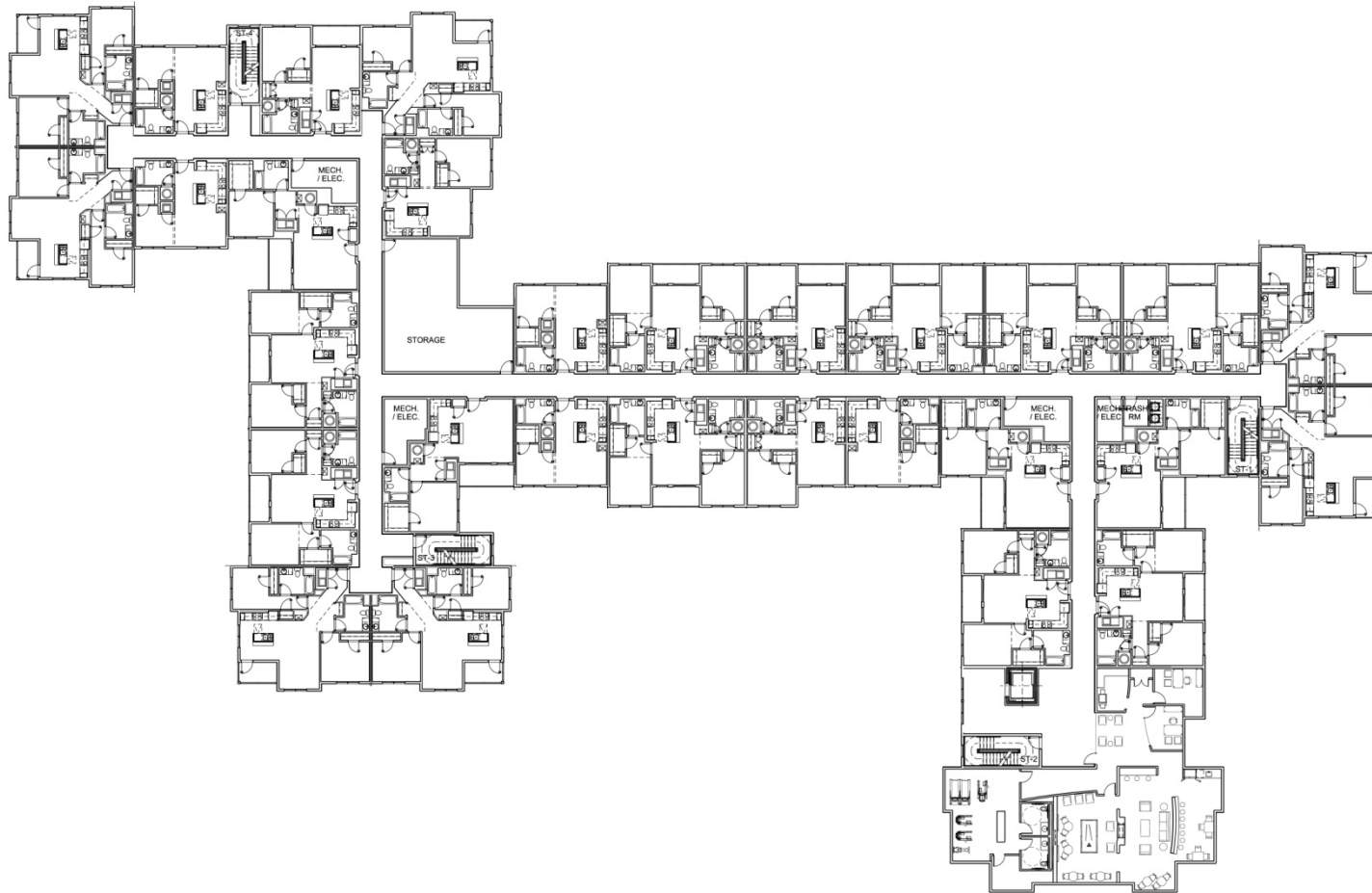
New Proposed Parking Level Plan



DESIGN OVERVIEW

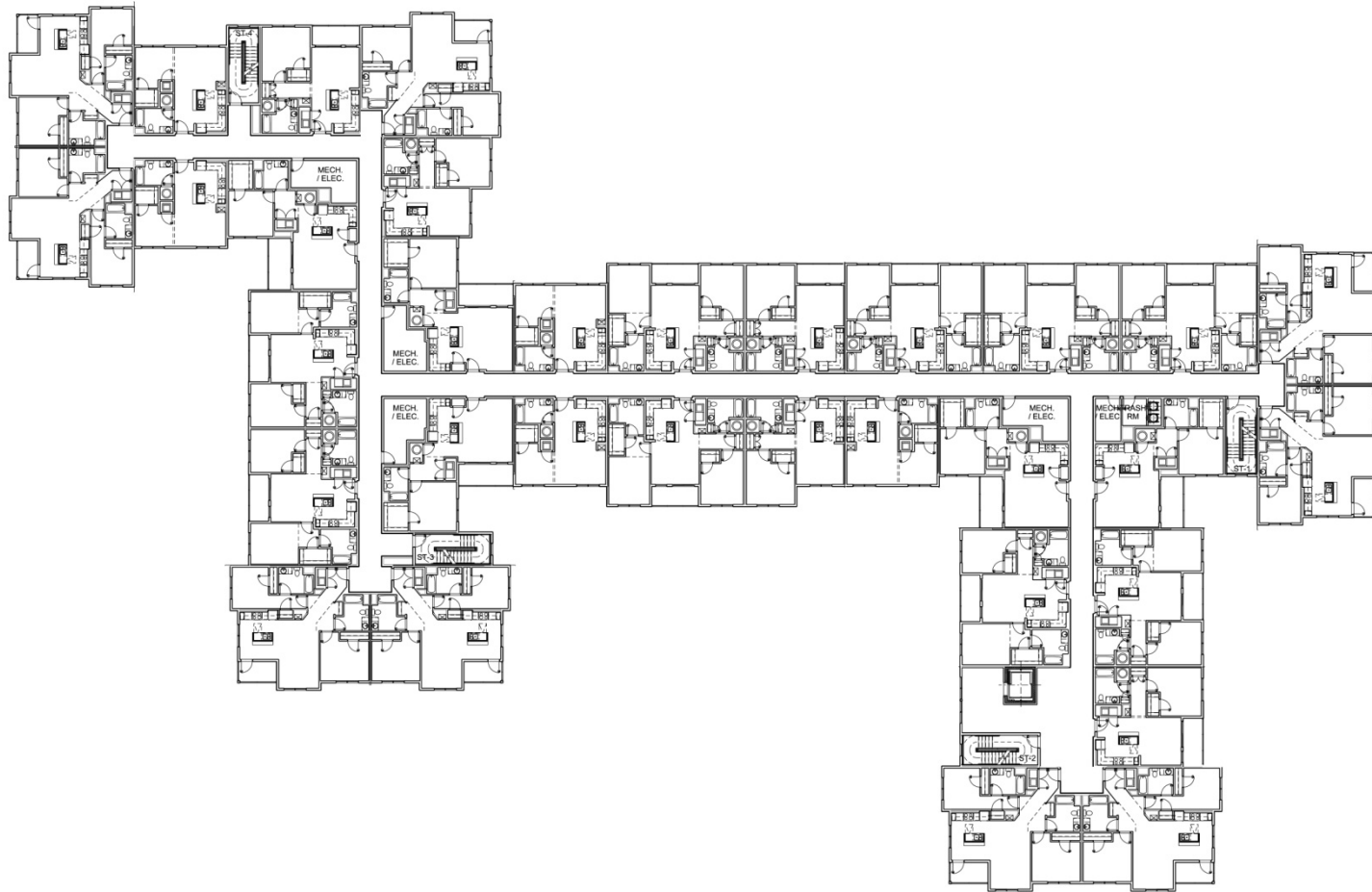
Updated Building Plans

New Proposed Level One Plan



Updated Building Plans

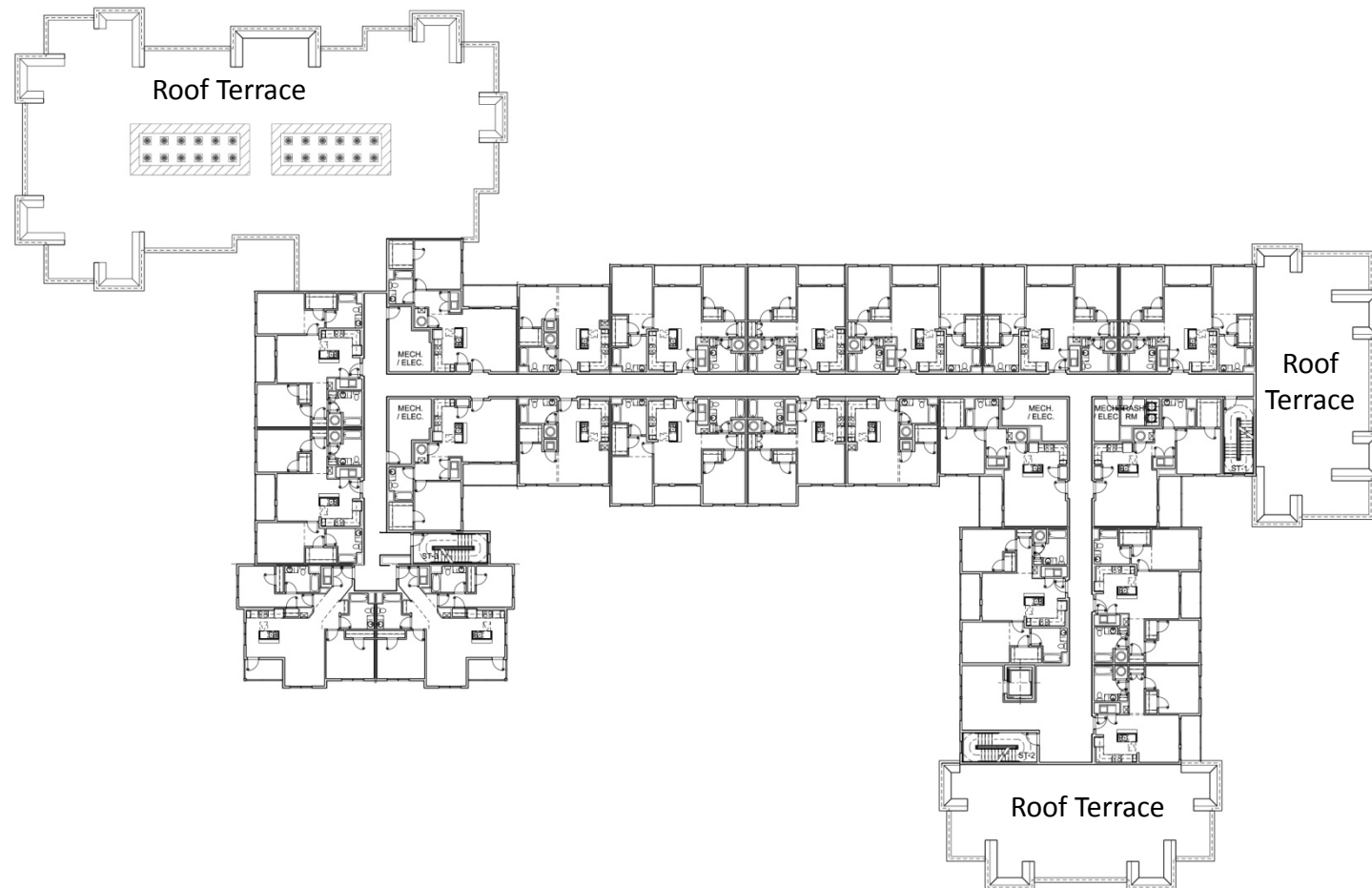
New Proposed Typical Level Plan



DESIGN OVERVIEW

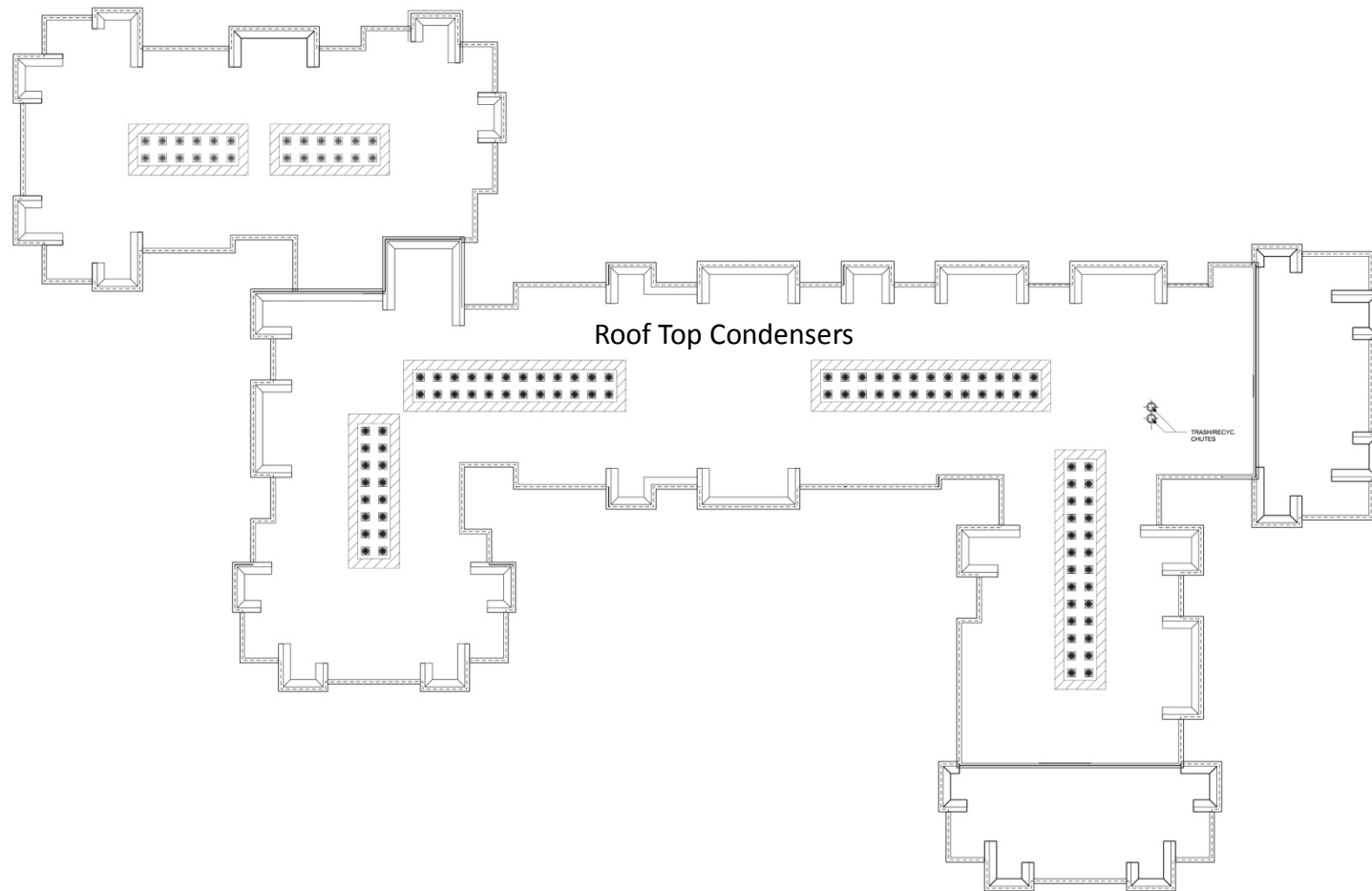
Updated Building Plans

New Proposed Roof Terrace Plan



Updated Building Plans

New Proposed Roof Plan



Architecture / Building Mass

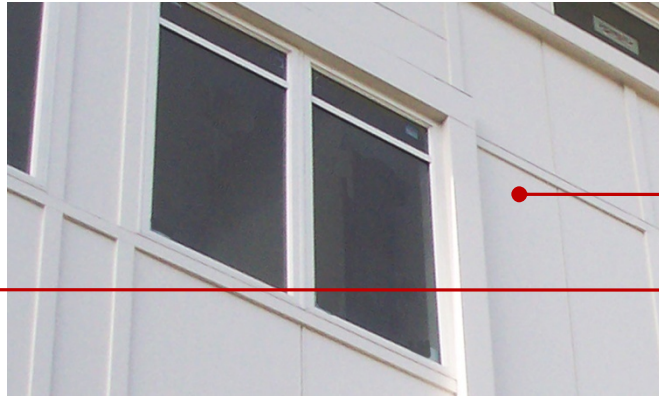
New Proposed Flat Roof Building Elevation

- Consistent base to ground building
- Varied Roof Line
- Building Mass Variation
- Grouped Elements



Architecture / Building Mass

Proposed Materials



Smooth Fiber Cement Panel w/ Reveal and Batten Details

Fiber Cement Lap Siding w/ Fiber Cement Trim



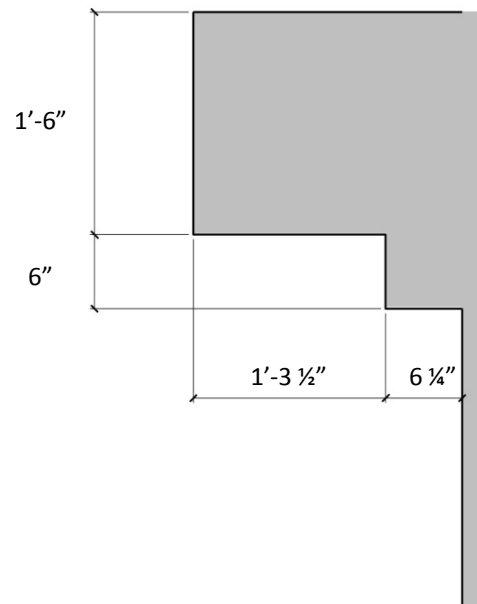
Stucco Finish Base w/ Reveals



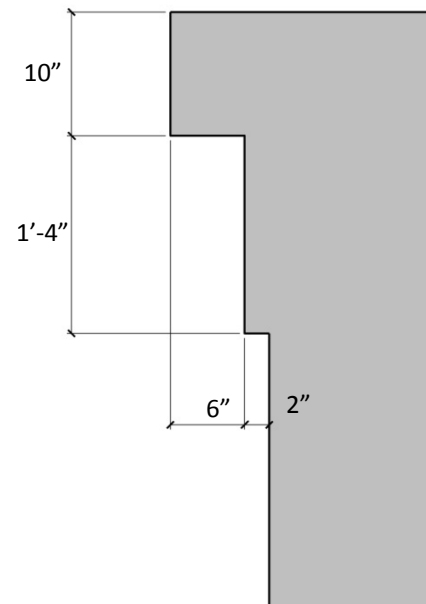
Architectural Screening at Parking Level

Architecture / Building Mass

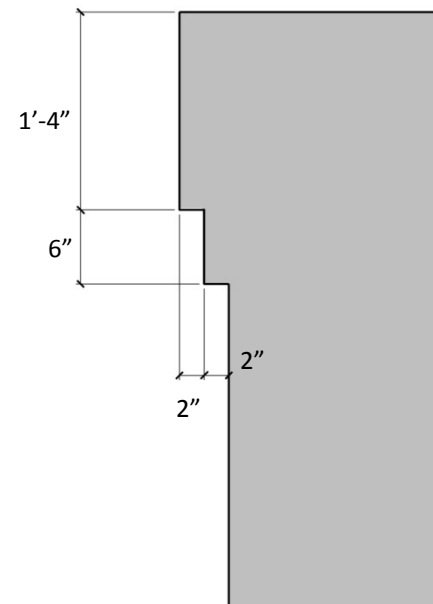
Proposed Cornice Details



Main Tower
Parapet Profile



Typical
Parapet Profile



Low Tower
Parapet Profile

Architecture / Building Mass

New Proposed Flat Roof Building Elevation



Variety of Cornice Depth and Profiles

Pergola at Roof Terrace

Fiber Cement Panel at Top Floor

Fiber Cement Lap Siding
at Lower Floors

Architectural Railing System at
Balconies and Roof Terraces

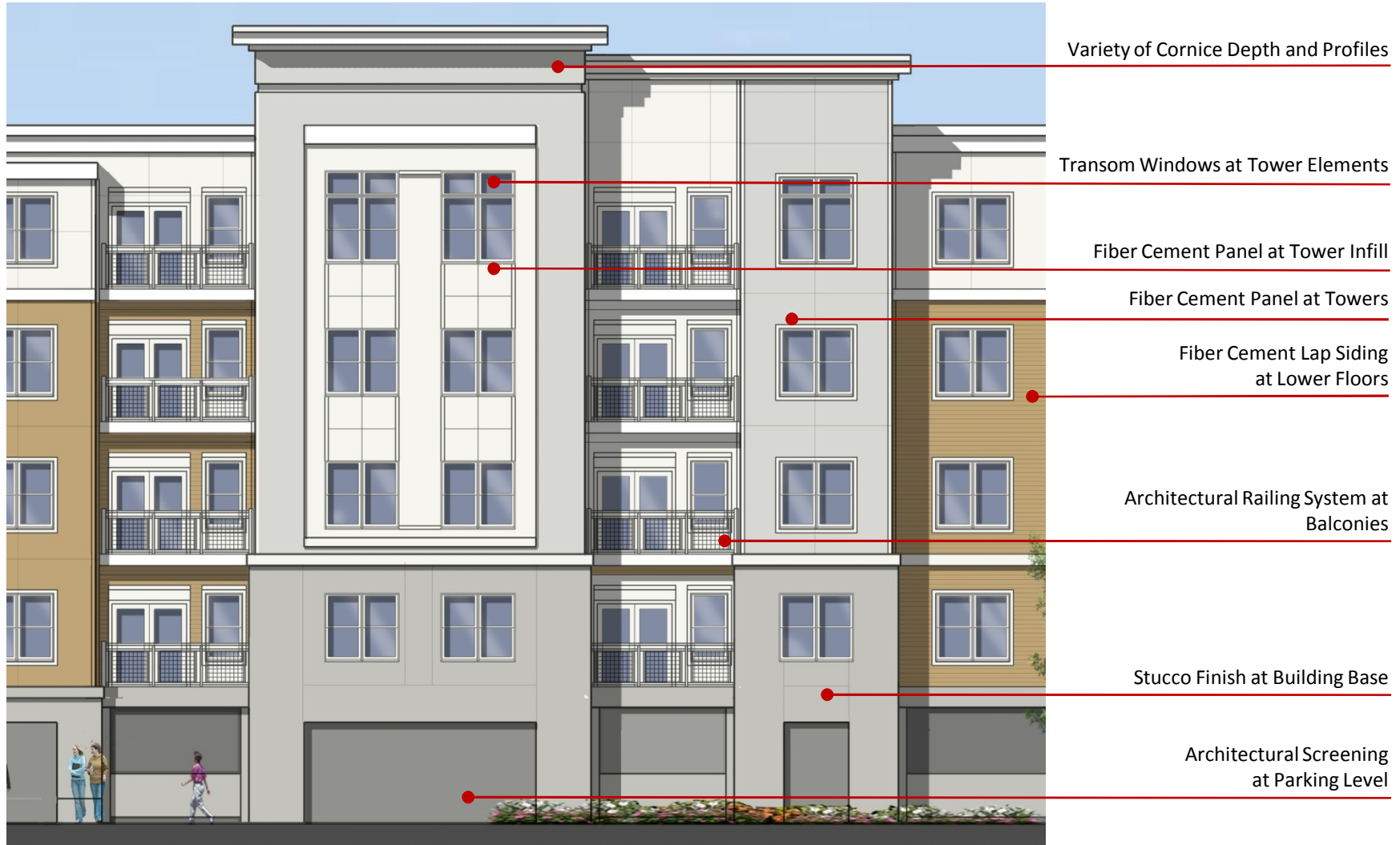
Stucco Finish at Building Base

Architectural Screening
at Parking Level

DESIGN OVERVIEW

Architecture / Building Mass

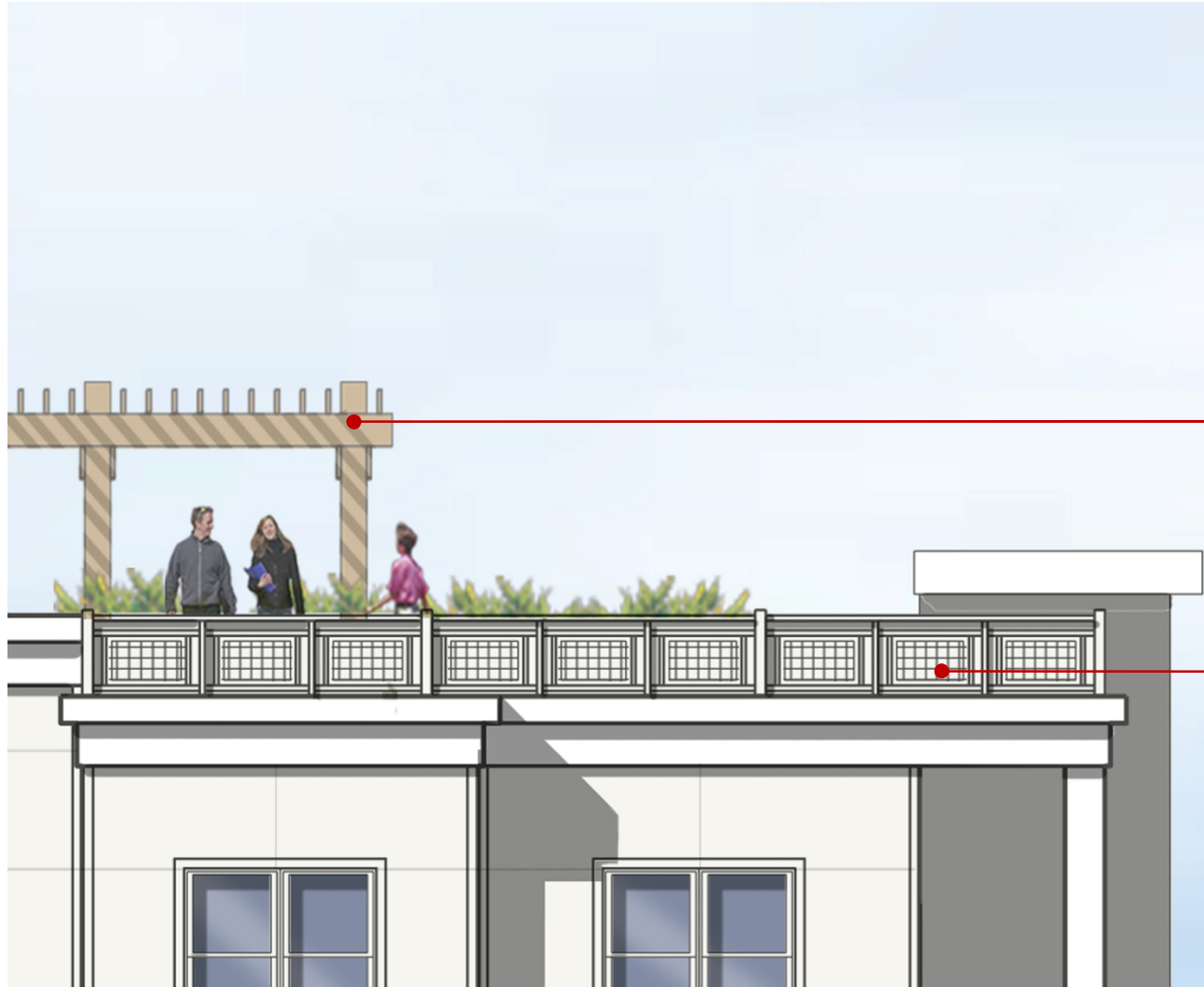
New Proposed Flat Roof Building Elevation



DESIGN OVERVIEW

Architecture / Building Mass

New Proposed Flat Roof Building Elevation



Pergola at Roof Terraces

Variety of Parapet Walls and Architectural Railing at Roof Terraces

DESIGN OVERVIEW

Architecture / Building Mass

New Proposed Flat Roof Building Elevation



EIFS Banding at Towers

Architectural Railing System at
Balconies

Open to Parking Area Beyond

Stucco Finish at Building Base
w/ Reveal Details

Architectural Screening at
Tower Base

DESIGN OVERVIEW

Architecture / Building Mass

New Proposed Flat Roof Building Perspective



DESIGN OVERVIEW

Architecture / Building Mass

New Proposed Flat Roof Building Perspective



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DESIGN OVERVIEW

Architecture / Building Mass

New Proposed Flat Roof Building Perspective



DESIGN OVERVIEW

Architecture / Building Mass

New Proposed Flat Roof Building Perspective



DESIGN OVERVIEW

Sustainability

- Applicability
- LEED for Homes
 - Location and Linkages
 - Site
 - Water
 - Energy
 - Materials and Resources
 - Indoor Air Quality
 - Awareness and Education
- Green Benefits LEED Misses or Undervalues

Applicability

- **LEED-NC**
 - Designed for office buildings
 - Numerous unfair “free points”
 - Inapplicable prerequisites
 - Key residential sustainability issues overlooked
- **LEED for Homes**
 - Designed for residential construction
 - Specifically addresses sustainability issues of the residential sector

Location and Linkages

- 10 max points; 8 achieved
- Points entirely location-dependent

Sustainable Sites

- 22 max points; 18 achieved
- Site Stewardship
 - Erosion controls preserve topsoil and protect waterways
 - Moderate density (>7du/ac) protects undeveloped land elsewhere
- Landscaping
 - Limiting conventional turf reduces irrigation and fertilizer
 - Reducing overall irrigation demand by 45% reduces water consumption
- Surface Water Management
 - Planting and terracing slopes prevents erosion throughout life of building
 - Stormwater management based on Low Impact Design principles treats all stormwater prior to discharge to protect waterway

Water Efficiency

- 15 max points; 10 achieved
- Irrigation System
 - High efficiency irrigation system reduces water consumption and runoff
- Indoor Water Use
 - High efficiency fixtures and fittings reduces domestic water consumption

Energy Efficiency

- 38 max points; 6 achieved
- ENERGY STAR is a prerequisite (therefore no points for achieving min threshold)
 - Exceed minimum standard by 5%

Materials and Resources

- 16 max points, 4.5 achieved
- Material-Efficient Framing
 - Open-web floor trusses and panelized construction reduce material waste
 - Other advanced framing techniques reduce redundant structure and increase insulation coverage
- Construction Waste Management
 - WP East committed to min of 25% of construction waste diverted from landfills

Indoor Environmental Quality

- 21 max points, 5 achieved
- Combustion Venting
 - All combustion appliances sealed combustion or outside building envelope to reduce inhabitants' exposure to harmful combustion gases
 - No fireplace
- Outdoor Air Ventilation/Local Exhaust
 - Bath fan on automatic timer provides intermittent ventilation to ensure adequate fresh air
- Garage Pollutant Protection
 - All garage-to-interior connections sealed to prevent transport of unconditioned air as well as contaminants from automobiles

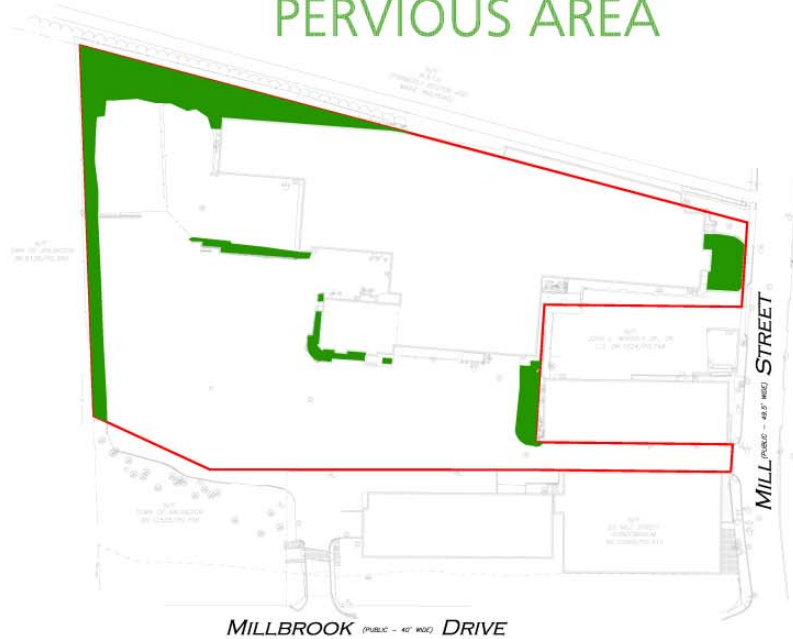
Awareness and Education

- 3 max points, 1 achieved
- Education of the Tenant
 - Public outreach to promote the benefits of green building
- Public Awareness
 - Green building seminars for AHS students per Principal's request

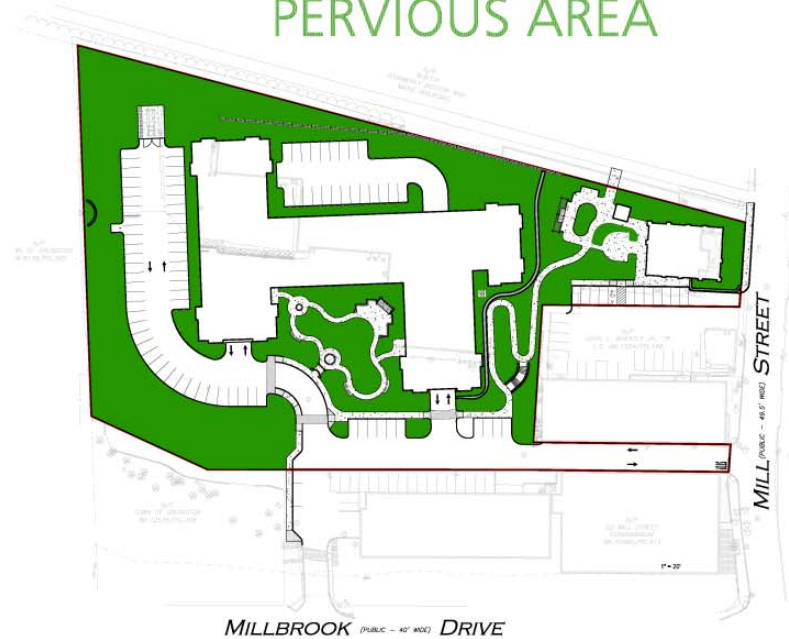
Benefits LEED Misses / Undervalues

- Redevelopment (LEED: 1 point)
 - Increased pervious area: 330%
 - Stormwater treatment: 0% current to 100% as designed

16,326 S.F.
PERVIOUS AREA

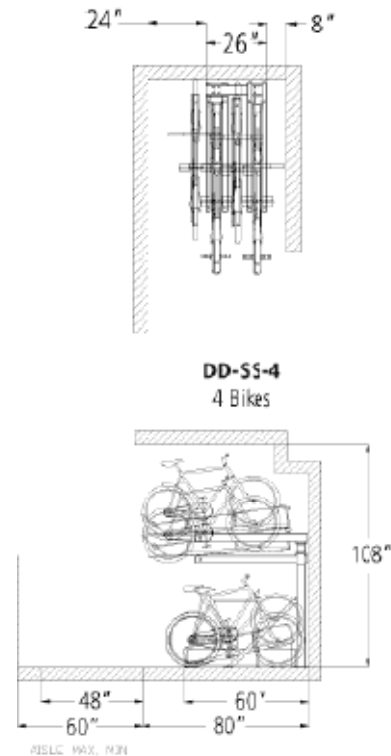


70,133 S.F.
PERVIOUS AREA



Benefits LEED Misses / Undervalues

- Transportation Demand Management (LEED: 0 points)
 - Strategies to increase pedestrian and bicycle trips
 - Strategies to increase transit trips
 - Strategies to reduce vehicle ownership



Benefits LEED Misses / Undervalues

- **Community Benefit (LEED: 0 points)**
 - Connections through site for public access
 - Open space improvements – pocket park as well as bikeway experience
 - Improvements to existing traffic and safety issues off site

Environmental Design Review Summary

- **Preservation of landscape**
 - Naturalized landscape with tree preservation at west and northwest edges of property
- **Relation of buildings to the environment**
 - Varied height to transition from pedestrian-scale areas to larger masses
 - Buildings set back from Bikeway
- **Open space**
 - 63.4% of GFA provided, 11% existing, 10% required
- **Circulation**
 - Public connections through site
 - Connection Bikeway enhanced to encourage walking and biking
 - Congestion and pedestrian safety at site drive enhanced
- **Surface water drainage**
 - All stormwater treated before discharge
- **Utility Service**
 - Utilities will be underground from the last pole servicing other properties
- **Sustainable building and site design**

- **Advertising Features**
 - Shall meet requirements of Bylaw and will be presented at 50% plans review
- **Special Features**
 - No trash compactor exterior to building
 - Transformers will be screened
 - HVAC on roof not visible or audible
- **Safety**
 - Fire Chief feedback is pending, though previous design was satisfactory and changes meet access standards
- **Heritage**
 - No architectural significance of buildings
- **Microclimate**
 - HVAC equipment not visible or audible
 - Increased pervious area will dramatically reduce heat island effect
- **Sustainability**
 - Design program to meet LEED and ENERGY STAR standards
 - Long-term benefits of moderate density, infill residential development

Proposed Mitigation

■ Traffic/Circulation

- Reconstruction of Jason St/Mass Ave intersection per TAC recommendation
- Public Access Easement at retail plaza and sidewalk connection to Mill Brook Park
- Direct connection from Bikeway to property with maintained landscape at Bikeway edge
 - Town to provide authorization for improvements on Bikeway property
- Alternative surface treatment crosswalk at proposed internal site drive
- Stop sign and stop bar at site drive approach to Mill Street
- Pedestrian visual warning device at site drive approach to Mill Street
- Safety enhancements at Bikeway intersection with Mill Street
 - Split gates or other slowing measure
 - Warning for motorists turning off Summer Street

Proposed Mitigation

■ Pocket Park Improvements

- Repair 5 light poles
- Repair and share in maintenance of culvert access drive on 22 Mill Street property
- Repave existing walkway through park
- Add connector path from site to existing walkway
- Replace 2 benches
- Remove asphalt on parking area encroachment onto park land
- Town to provide approvals and facilitate permitting

Proposed Mitigation

- 22 Mill Street Parking
 - Build 160 residential spaces (i.e. in addition to 13 at retail building)
 - Release rights to 15 spaces located on 22 Mill Street property
 - Offer 23 spaces to 22 Mill Street for lease
 - Offer 2 spaces to Zipcar
 - Improve culvert access drive
 - Repave asphalt areas
 - Allow delivery vans to use truck pullover area on our site